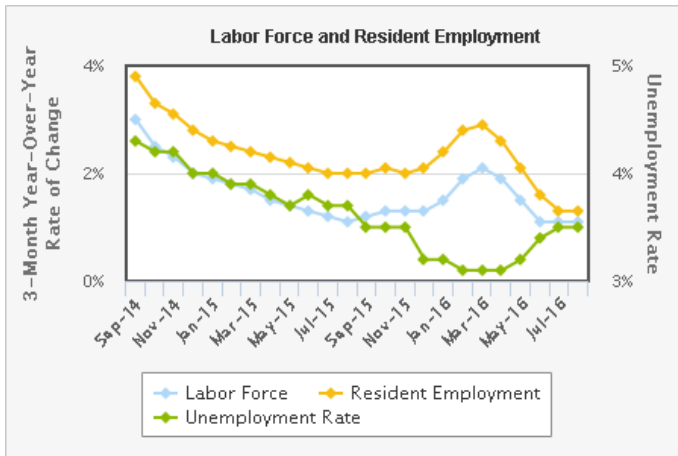
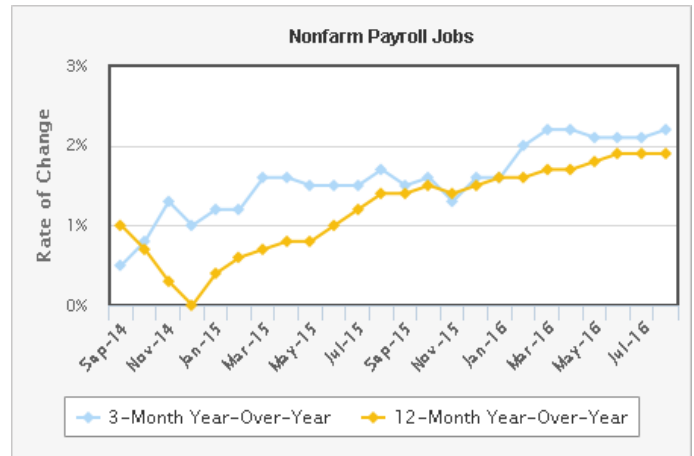


ECONOMIC CONDITIONS



Data Source: U.S. Bureau of Labor Statistics



Data Source: U.S. Bureau of Labor Statistics

	3-Month Average			3-Month Year-Over-Year Change			
	August 2014	August 2015	August 2016	August 2014 to August 2015	August 2015 to August 2016	August 2014 to August 2015	August 2015 to August 2016
	Number	Percent	Number	Number	Percent	Number	Percent
Labor Force	672,116	679,779	687,168	7,663	1.1	7,389	1.1
Resident Employment	641,620	654,687	662,918	13,067	2	8,231	1.3
Unemployment Rate (%)	4.5	3.7	3.5	n/a	n/a	n/a	n/a
Nonfarm Payroll Jobs	622,100	632,400	646,500	10,300	1.7	14,100	2.2

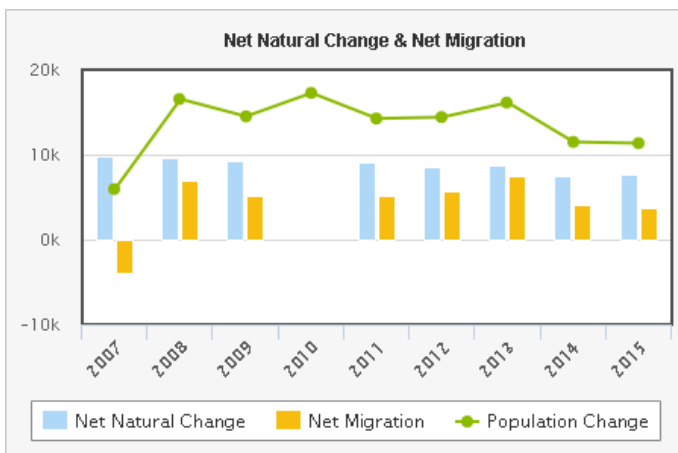
Data Source: U.S. Bureau of Labor Statistics

POPULATION & HOUSEHOLDS

Decennial Census					ACS & Population Estimates Program						
	April	April	Average Annual Change		July	July	July				
	2000	2010	2000 to 2010		2013	2014	2015	2013 to 2014		2014 to 2015	
			Number	Percent				Number	Percent	Number	Percent
Population	1,211,537	1,360,301	14,876	1.2	1,408,765	1,420,257	1,431,603	11,492	0.8	11,346	0.8
Households	403,240	455,338	5,210	1.2	450,120	450,769	445,936	649	0.1	-4,833	-1.1

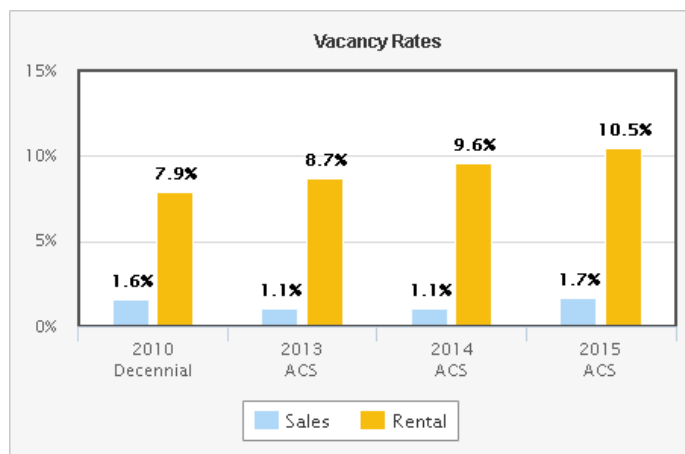
Data Source: 1 - 2000 Census; 2010 Census; U.S. Census Bureau Population Estimates

2 - 2000 Census; 2010 Census; 2013, 2014 and 2015 American Community Surveys (1 - Year)

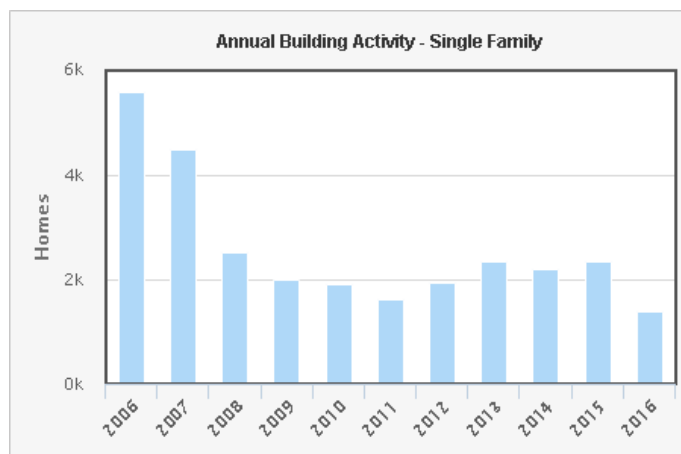


Data Source: U.S. Census Bureau Population Estimates

Notes: 1 - Values in chart reflect July year-to-year changes
2 - Net Migration includes residual population change



Data Source: 2010 Census; 2013, 2014 and 2015 American Community Surveys (1 - Year)

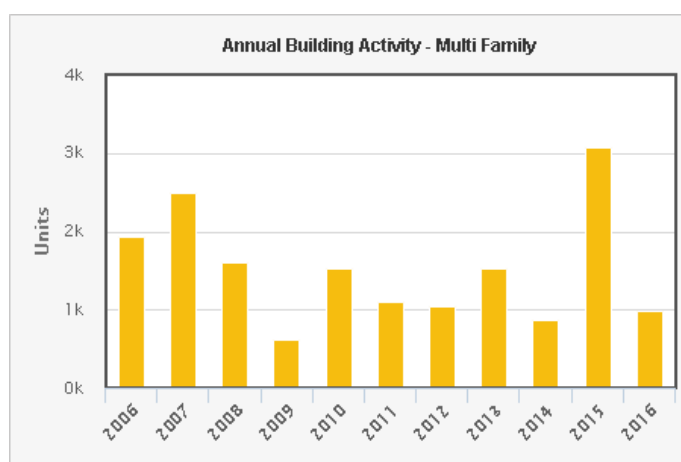


Data Source: U.S. Census Bureau, Building Permits Survey; adjustments by analyst

Note: Data for 2016 is preliminary, through August 2016

Housing Inventory by Tenure				
	2010 Decennial	2013 ACS	2014 ACS	2015 ACS
Total Housing Units	519,508	526,305	530,118	532,413
Occupied	455,338	450,120	450,769	445,936
Owners	262,682	252,999	255,375	252,435
% Owners	57.7	56.2	56.7	56.6
Renters	192,656	197,121	195,394	193,501
% Renters	42.3	43.8	43.3	43.4
Total Vacant	64,170	76,185	79,349	86,477
Available for Sale	4,277	2,760	2,884	4,364
Available for Rent	16,441	18,707	20,867	22,779
Other Vacant	43,452	54,718	55,598	59,334

Data Source: 2010 Census; 2013, 2014 and 2015 American Community Surveys (1 - Year)



Data Source: U.S. Census Bureau, Building Permits Survey; adjustments by analyst

Note: Data for 2016 is preliminary, through August 2016